

This Instrument Prepared By:
Noah C. Thomas Jr.
ROW Bureau
1409 Coliseum Boulevard
Alabama Department of Transportation
Montgomery, AL. 36110

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)
CPMS PROJ. NO. 100061286
TRACT NO. 30
DATE: October 15, 2020

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seven Thousand and no/100----- dollar(s), cash in hand paid to the undersigned by the State of Alabama Department of Transportation, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Trinidad Chavez Martinez and wife, Yanira Mondragon Gutierrez have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama the following described property:

A part of SW ¼ of the SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 30 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commencing at the SW corner of Section 14, Township 21-S, Range 3-W;

thence northerly and along the west section line a distance of 68 feet, more or less, to a point on the present north R/W line of CR-12;

thence easterly and along said present R/W line a distance of 602 feet, more or less, to a point on said present R/W line;

thence southerly and along said present R/W line a distance of 10 feet, more or less, to a point on said present R/W line;

thence easterly and along said present R/W line a distance of 7 feet, more or less, to a point on the acquired R/W line (said point perpendicular to centerline of CR-12 at station 11+85.00 LT), which is the point and place of BEGINNING;

thence N 79°46'31" E and along the acquired R/W line a distance of 66.34 feet to a point on the acquired R/W line (said point offset 43.52' LT and perpendicular to centerline of CR-12 at station 12+50.00);

thence N 88°49'6" E and along the acquired R/W line a distance of 55.81 feet to a point on the grantor's east property line;

thence S 4°5'48" E and along the grantor's said property line a distance of 15.77 feet to a point on the present north R/W line of CR-12;

thence N 88°41'8" W and along said present R/W line a distance of 122.24 feet to the point and place of BEGINNING, containing 0.029 acre(s), more or less.

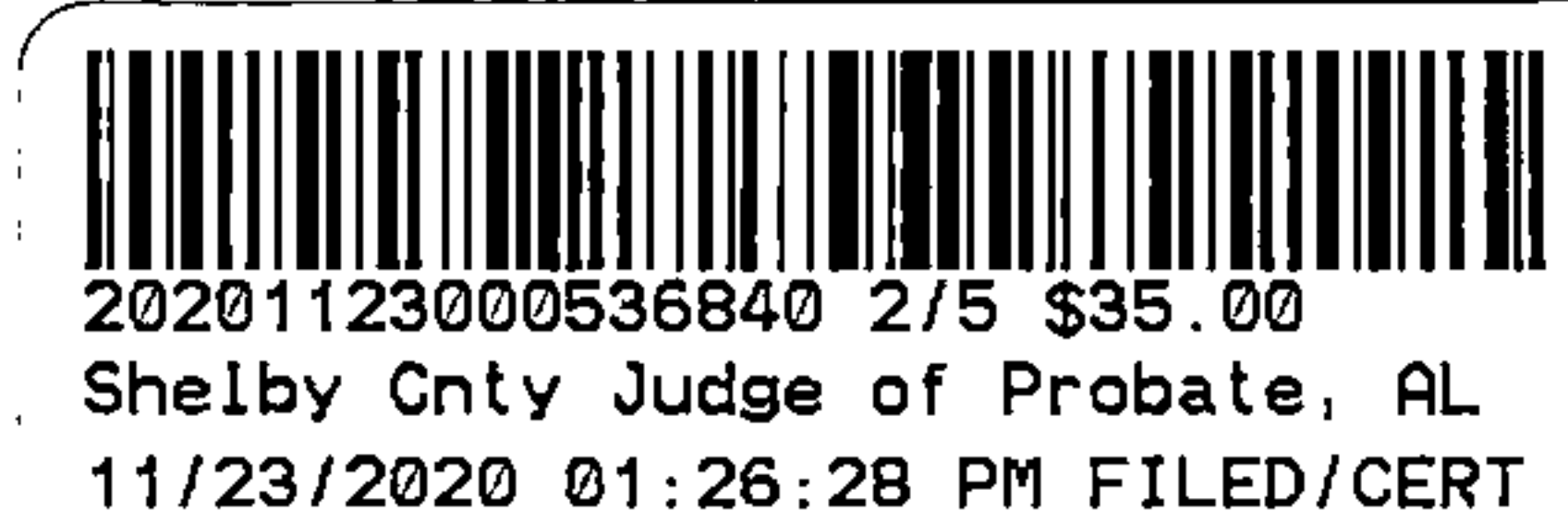
And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 20th day of November, 2020.



Trinidad Chavez
Trinidad Chavez Martinez

Yanira Mondragon Gutierrez
Yanira Mondragon Gutierrez

County, Alabama.

\$FILES

TRACT 30, PAR 1 OF 1
AREA = 0.029 AC

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N79° 46' 31" E	66.34		
L2	N88° 49' 6" E	55.81		
L3	S4° 5' 48" E	15.77		
L4	N88° 41' 8" W	122.24		



SEC 14, T-21-S, R-3-W

POC
SW CORNER OF
SEC 14
T-21-S, R-3-W

SW/SW

NW/NW

WATTS AUTO DIESEL SERVICE, INC
DEED REF: 20131227000493780

MELODY E & JOSEPH TIMOTHY
MONELLA
DEED REF:
DB: 349 / PG: 194

ADDHANARI OROZCO
CRUZ & LUIS E
RODRIGUEZ MARTINEZ
DEED REF:
2016100300360390

END WORK
STA 12+05.00
PRES ROW
+75.00
(39.12' ± RT)
TIE TO PRES

CONC DR

ACOD ROW

GRV DR

+50.00
50.00' RT

CR 12 (BUTLER RD)

S88° 42' 29" E

70'

GRV DR

PRES ROW
+85.00
(30.28' ± LT)
TIE TO PRES

ASP DR

1-S
RES

IN-PL C/L FENCE (NEW)

50.00' LT

ASP DR

70'

30 PAR
1 1

30

TRINIDAD
CHAVEZ MARTINEZ
DEED REF:
20161202000441120

SANDRA DRAPER
DEED REF:
DB: 289 / PG: 368

1-S
RES

Tract #: 30

Scale: 1" = 100'

Grantor(s)

State: Alabama

Trinidad Chavez Martinez

County: SHELBY

Total Before: 0.715 AC

Project: STPBH-0119(510)

Total Acquired: 0.029 AC

CPMS #: 100061286

Total Remainder: 0.686 AC

Date: 15-Oct-20

THIS IS NOT A BOUNDARY SURVEY

Sketch: 1 of 1



20201123000536840 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
11/23/2020 01:26:28 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Trinidad Chavez Martinez

Grantee's Name: State of Alabama Department of Transportation

Mailing Address 2001 Butler Road
Alabaster, AL 35007

Mailing Address: P O Box 2745
Birmingham, AL 35202-2745

Property Address: Hwy 119
Alabaster, AL 35007

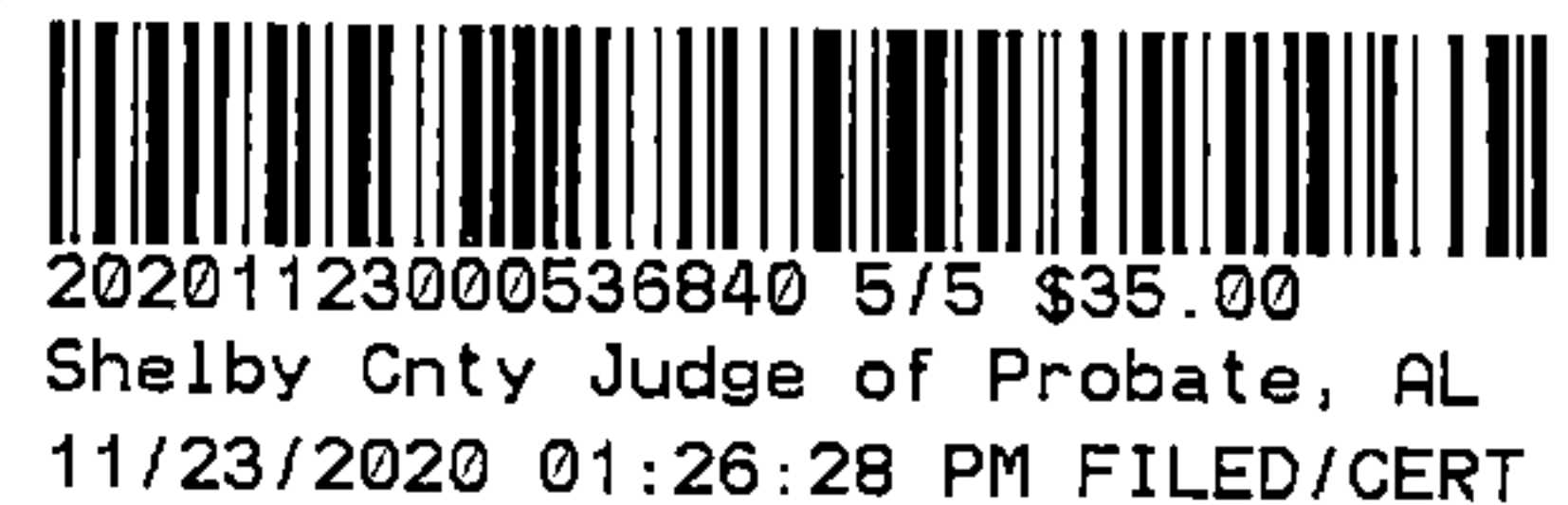
Date of Sale 11/20/2020
Total Purchase Price \$ 7,000.00

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other –



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 11/20/2020

X Sign

(Grantor/Grantee/Owner/Agent) circle one

X Print

TRINIDAD CHAVEZ

Unattested

(Verified by)